

INDUSTRIAL FLEX BUILDING

906 - 924 W. DETWEILLER DRIVE, PEORIA, IL 61614

FULLY LEASED INVESTMENT

DAN MALOOF

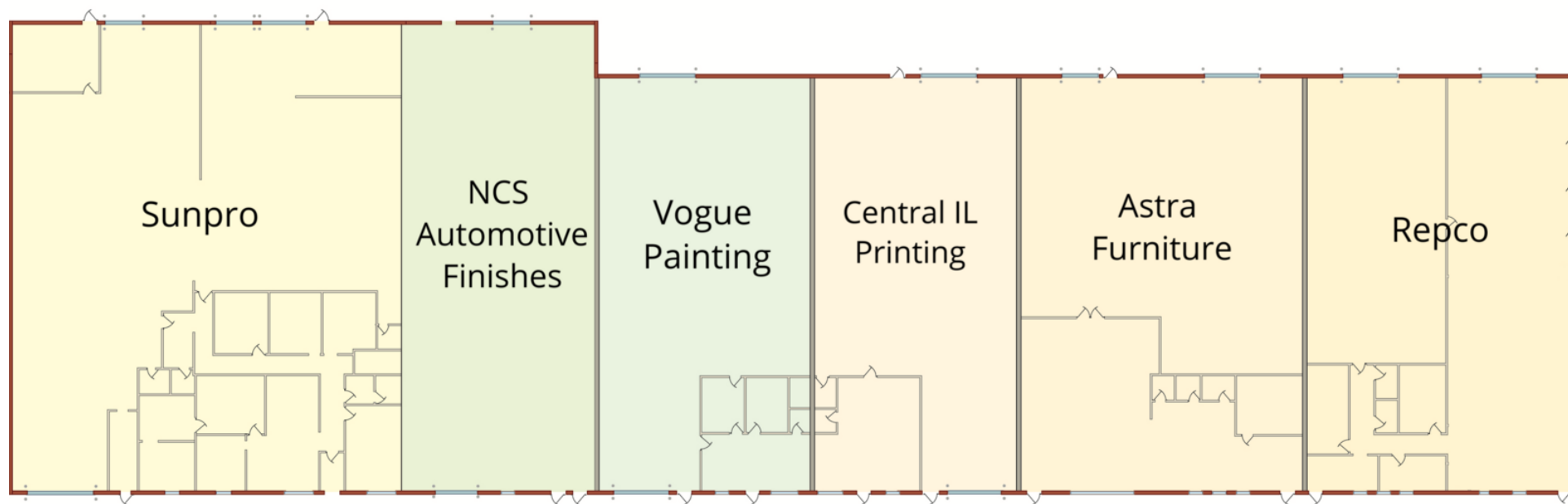
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SALE PRICE

\$1,600,000

OFFERING SUMMARY

Building Size:	31,400 SF
Available SF:	Fully Leased
Number Of Units:	7
Price / SF:	\$50.96
Cap Rate:	7%
NOI:	\$113,430
Year Built:	1966
Zoning:	II - Industrial/Business Park

PROPERTY OVERVIEW

Built in 1966, this facility features more than 31,400 square feet with conventional construction and is in excellent condition. Each unit features docks, overhead doors, a 16-foot clearance, and is sprinklered. New parking lot in 2012 & roof in 2018.

This flexible building is located in Mt. Hawley Industrial Park, between Knoxville Avenue and Pioneer Parkway. This area offers several types of businesses including several car dealerships, retail strip centers, restaurants and administration offices.

PROPERTY HIGHLIGHTS

- 31,400± sq. ft. flex building
- Great tenant mix
- Industrial Park location
- Quick interstate access

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